

Pembrokeshire Coast National Park

Local Development Plan (2015-2031)

Session 9

Tuesday 1st October 2019 10.30 am

Various

Hearing Statement

Martina Dunne, Phil Barlow

Bring to the session – paper (note web access available):

September 2019

**PEMBROKESHIRE COAST NATIONAL PARK
AUTHORITY**

Session/Matter 9 – Various	
Tuesday 1st October 2019 10.30am	
<i>Local Connections Policy/ Primary Residence</i>	
1. Is Policy 3 clear and does it provide an appropriate framework for managing development in Newport?	MD/PB
<p>NPA Response: Yes the policy is appropriate for the locality in terms of its status in the spatial hierarchy and the issues it seeks to address.</p> <p>The policy is the product of working a similar policy under Local Development Plan 1 (NPA074) and addressing issues emerging through the review of the Plan. The policy has not required fundamental review. It works well alongside other policies of the Plan.</p> <p>The Authority has also prepared a paper on the appropriateness of a Principal Residence and/or local Connections Policy approach in the National Park. Please in response to Action Point 10 of Session 1.</p> <p>The conclusion is that such an approach is not considered appropriate. A summary of the conclusions can be found at the beginning of the document.</p>	
<i>Affordable Housing</i>	
2. What are the implications of the letter of the Minister for Housing and Local Government for the replacement Plan?	
NPA Response: The Authority has prepared a statement on this matter in response to Action Point 1 Session 7. No change to the Plan is sought.	
<i>Employment</i>	
3. Should the land at South Hook LNG, Salterns and the Green Tenby and the former St Davids Assemblies sites be protected for employment use?	SH
NPA Response: The Authority has prepared a note on this matter in response to Action Point 2 Session 5. Issue to be discussed in the session today.	
4 Does the Plan provide an appropriate framework that will enable it to adapt to changing circumstances?	MD
NPA Response: This will depend on how significant the change is. The framework is set to deal with possible changing circumstances reflective	

<p>of experiences in the past.</p> <p>The monitoring framework is set out in Chapter 5 of the Local Development Plan with focussed changes and PPW10 edits (Exam 06). The framework has operated for Local Development Plan 1 (NPA074-076) and the Plan's review provided an opportunity to carry forward those elements that worked well and to refine and improve where needed.</p>	
<p>3. Does the Plan provide clear and effective guidance on implementation, monitoring targets and triggers for review?</p>	
<p>NPA Response: The Introduction to Chapter 5 of the Local Development Plan alongside the detail of Chapter 5 for the various Indicators provided sufficient guidance for implementation monitoring and review. A similar framework has operated well under the current Adopted Local Development Plan when drafting each Annual Monitoring Report (NPA077 – NPA084). There are some amendments proposed – See Appendix 1 - which would improve the Plan's monitoring framework further.</p>	

Appendix 1 Monitoring Indicators to include (Draft)

Policy Area	Indicator x	Target
Policy 2 -7	Spatial distribution of housing development	90% of housing completions are focussed in the Plan's Centres.
<p>Trigger: 20 % of completions are in the Countryside by the formal Plan review period Undertake research to establish reasons and dependent on findings consider whether actions are necessary to the spatial strategy.</p> <p>Reason: To monitor housing completions each year in line with the growth strategy and the settlement hierarchy.</p>		

Policy Area	Indicator x	Target
New Policy Housing Mix	The tenure of affordable housing completions.	80% of affordable houses permitted are affordable rented properties.
<p>Trigger: An annual review of all planning permissions granted in that year show that the affordable housing element includes less than 75% affordable rented properties. Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.</p> <p>Reason: Affordable rented units account for over 83% of need identified in the Local Housing Market Assessment, with the remainder showing a need for Low Cost Home Ownership (or similar scheme).</p>		

Indicator 23 to be updated to cross refer to Appendix 3 of the Plan rather than Appendix 2 and 3 of the Housing Background Paper.